113.0	0003	0007.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 575,500 / 575,500
					USE VALUE: 575,500 / 575,500
					ASSESSED: 575,500 / 575,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
573		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOKE MELANIE W & MATTHEW G	
Owner 2:		
Owner 3:		
Street 1:	573 SUMMER STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	HURD JOHN V -
Owner 2:	MASCI CHRISTINE M -
Street 1:	573 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,820 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1127 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4820.000	219,100	700	355,700	575,500
Total Card	0.111	219,100	700	355,700	575,500
Total Parcel	0.111	219,100	700	355,700	575,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.65 | /Parcel: 510.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 71914
GIS Ref:
GIS Ref:
Insp Date: 09/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	219,100	700	4,820.	355,700	575,500	575,500	Year End Roll	12/18/2019
2019	101	FV	194,600	700	4,820.	350,600	545,900	545,900	Year End Roll	1/3/2019
2018	101	FV	194,600	700	4,820.	269,300	464,600	464,600	Year End Roll	12/20/2017
2017	101	FV	194,600	700	4,820.	254,100	449,400	449,400	Year End Roll	1/3/2017
2016	101	FV	194,600	700	4,820.	233,700	429,000	429,000	Year End	1/4/2016
2015	101	FV	184,100	700	4,820.	218,500	403,300	403,300	Year End Roll	12/11/2014
2014	101	FV	184,100	700	4,820.	201,200	386,000	386,000	Year End Roll	12/16/2013
2013	101	FV	184,100	700	4,820.	201,200	386,000	386,000		12/13/2012

!8746!

PRINT

Date	Time
12/10/20	23:17:22

LAST REV

Date	Time
10/02/18	11:19:05

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8746

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURD JOHN V,	1438-137		7/25/2013		459,000	No	No		
DIRICO ANNE MAR	1386-74		6/30/2010	Mult Lots	244,899	No	No		
DIRICO ANNE MAR	1327-148		10/13/2006	Family	1	No	No		
DIRICO JOSEPH A	48282-110		10/5/2006	Family	1	No	No		
MAFFA FRANCIS J	1207-83		7/1/1999		209,900	No	No		
MAFFA FRANCES	1137-152		2/3/1995		1	No	No		F

USER DEFINED

Prior Id # 1:	71914
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2013	1254	Re-Roof	6,860	C				
7/9/2010	807	Redo Kit	5,000					
12/4/2000	931	Redo Bat	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
1/16/2014	Info Fm Prmt	EMK	Ellen K
3/20/2009	Measured	372	PATRIOT
2/4/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4820		Sq. Ft.	Site		0	70.	1.05	6			Med. Tr	-10					355,698						355,700	

Total AC/HA:	0.11065	Total SF/SM:	4820	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	355,698	Spl Credit		Total:	355,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317561
Depreciation:	98444
Depreciated Total:	219117

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

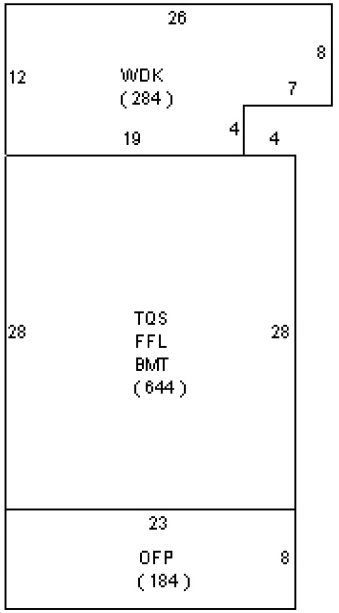
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	97.86
Final Total:	219100	Val/Su SzAd	194.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	644	52.640	33,903
FFL	First Floor	644	175.480	113,011
TQS	3/4 Story	483	175.480	84,758
WDK	Deck	284	9.520	2,704
OFP	Open Porch	184	25.460	4,686

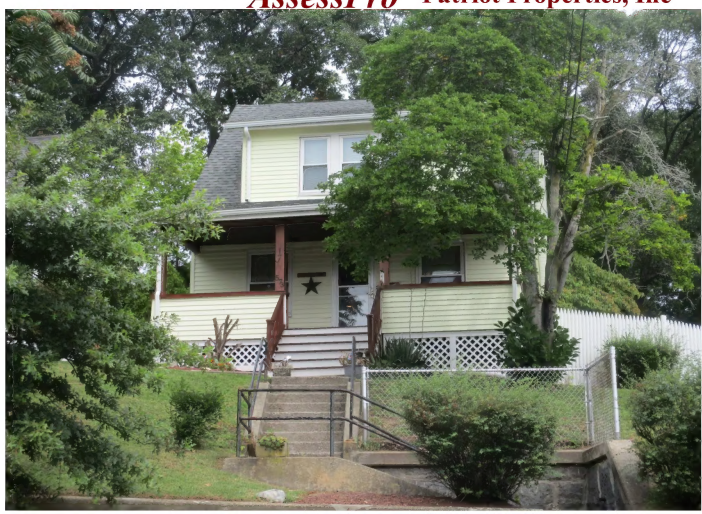
Net Sketched Area:	2,239			Total:	239,062
Size Ad	1127	Gross Are	2400	FinArea	1127

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 113.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
7	Pool A-C	D	Y	1	15	A	AV	1990	58.33	T	23.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700